

To Let

Waters Court, Mount Ambrose, TR15 1NW

A Two Bedroom Ground Floor Apartment, with private entrance, located in Mount Ambrose on the outskirts of Redruth within easy access of the A30 and local amenities including convenience store and post office. The apartment has been newly decorated and is ready for immediate occupation subject to references. The accommodation comprises of: Entrance Hall, Lounge, Kitchen, Two Good Sized Bedrooms and a Bathroom/WC. There is allocated parking to the rear for one vehicle. The apartment is warmed by gas central heating and is double glazed. Council Tax Band A. EPC: C.



- GROUND FLOOR APARTMENT
- GAS CENTRAL HEATING
- COUNCIL TAX A EPC C
- OUTSKIRTS OF TOWN
- TWO BEDROOMS
- PARKING FOR ONE VEHICLE
- IMMACULATE PRESENTATION
- PRIVATE ENTRANCE

£900 per month

Deposit £900



VUEWING BY APPOINTMENT WITH AGENTS FERGUSON YOUNG

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Energy performance certificate (EPC)

1 Waters Court
Mount Ambrose
REDRUTH
TR15 1NW

Energy rating

C

Valid until:

2 October 2026

Certificate number:

9745-2877-7605-9506-5951

Property type

Ground-floor flat

Total floor area

52 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		